



20 KENSINGTON DRIVE | WILLASTON | NANTWICH | CHESHIRE | CW5 7HL | OIRO £550,000



Wonderfully positioned within an established and highly regarded mature development nestled amidst a village location just a short drive from Nantwich and being easily accessible to excellent road and rail networks. Incredibly attractive, the fine Linden built home boasts beautifully appointed interiors over two versatile and well proportioned floors.

Briefly comprising: Entrance Hall, Cloaks WC, Spacious dual aspect Living Room, formal Dining Room, Breakfast Kitchen, Utility.

First Floor Landing, Master Bedroom One and Ensuite, Bedroom Two and Ensuite, Bedroom Three, Bedroom Four, Bedroom Five, Family Bathroom.

Integral Double Garage and spacious driveway. Pretty lawned garden to front. Immaculate lawned rear garden with summerhouse.

UPVC double glazing and Gas central heating.

VIEWING IS HIGHLY RECOMMENDED

NO CHAIN





DIRECTIONS

From our Nantwich Office proceed along Hospital Street to the roundabout. Continue straight over to Church's Mansion roundabout. Continue over the roundabout to London Road (A51). Continue over the level crossing and straight on at the traffic lights. Upon reaching the Cheerbrook roundabout take the second exit into Cheerbrook Road. Turn right into Kensington Drive and continue towards the green. Bear right where the property will be observed on the right hand side.

WILLASTON

Conveniently situated in a pleasant & popular residential area between the historic market town of Nantwich & the larger town of Crewe with its mainline rail service connecting with all the major business centres. The M6 Motorway is accessible at Jct.16. Local amenities include Junior School & Local Stores. A regular bus service runs between Crewe & Nantwich.

SCHOOLS: Willaston Primary Academy, Derwent Close, Willaston, Nantwich, Cheshire CW5 6QQ

Tel: 01270 661528 email the office: admin@willastonacademy.co.uk, email the head: head@willastonacademy.co.uk

Also various primary schools that are located in nearby Nantwich & within easy travelling distance.

There are two excellent secondary schools (both having a Sixth Form College) also located in Nantwich.

Willaston is a village with approx. 1,500 households and is situated conveniently off the A500 between Nantwich & Crewe. Willaston Primary School is the only educational establishment in the village. For children of pre-school age, there is an 'Ofsted' registered playgroup in the village. There are two public houses in the centre of the village ('The Lamb' and 'The Nags Head'). Another pub, 'The Peacock', is situated to the North-West on the Crewe Road (A534).

NEARBY NANTWICH TOWN

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.





AGENTS NOTE:-

Originally built by Linden, the fine looking property certainly boasts an impressive first impression. Discerning purchasers will no doubt appreciate the light and space on offer. Versatile for a variety of buyers, schooling is close by as is excellent road links and mainline train station a short drive away. Viewing is strongly recommended.

THE ACCOMMODATION:-

With approximate dimensions, comprises;

PORCH

RECEPTION HALL

Wonderfully inviting there are ceiling light points. Smoke detector. Radiator. Ceiling coving. Wood effect floor. Stairs rising to the first floor. Entrance door with glazed upper panes and side pane.

CLOAKROOM

Low level WC. Wash hand basin. Ceiling light point. Radiator.





LIVING ROOM (24'3 x 12'6)

Elegantly appointed, the beautiful room features an engaging dual aspect. Two ceiling light points. Ceiling coving. Two radiators. Attractive fireplace with marble surround, insert and hearth. UPVC double glazed window to the front. Glazed double opening doors to the hall. TV Point. UPVC double glazed French doors to the rear with side panes.





DINING ROOM (14'9 x 9'10)

With distinctive windows and garden view. The beautiful room features ceiling light point. Ceiling coving. Radiator. Three UPVC double glazed windows. Attractive flooring. Recessed ceiling spotlights.

KITCHEN BREAKFAST ROOM (12'6 x 16'9)

Impeccably appointed the kitchen is comprehensively equipped with a stunning range of cream coloured wall, base and drawer units. Chic pale worksurfaces and upstands and inset 1.5 bowl sink unit with mixer tap. Recessed ceiling spotlights. Two UPVC double glazed windows with delightful garden view. Appliances include Rangemaster cooker with fixed extractor over. Dishwasher. Space for fridge, freezer and microwave oven. Tiled floor. Recessed ceiling spotlights to pelmet lighting. Radiator. Ample space for table and chairs. Glazed door to the hall and door to the utility room.





UTILITY ROOM

Wall mounted cupboards. Wall mounted gas central heating boiler. Part tiled walls. Base level cupboard beneath roll topped laminated work surface with inset stainless steel sink unit and mixer tap. Ceiling light point. Part glazed side door. Space and plumbing for washing machine and tumble dryer. Tiled floor.



GALLERIED FIRST FLOOR LANDING

Ceiling light point. Smoke detector. Built in storage cupboard.



SHOWER ROOM

Corner shower being fully tiled where visible and with a mains shower. Chrome ladder radiator. Wash hand basin. WC. Tiled floor. Recessed ceiling spotlights.





MASTER BEDROOM ONE (13'1 x 11'2)

Wonderfully proportioned, the beautifully appointed room features a ceiling light point. Ceiling coving. Radiator. UPVC double glazed window. TV point. Built in wardrobes. Door to the ensuite.



ENSUITE BATH & SHOWER ROOM

Luxuriously appointed being incredibly generous, the superb ensuite comprises large 'Villeroy & Boch corner shower being fully tiled where visible and with a mains shower. Luxurious panelled Jacuzzi style 'Villeroy & Boch 'spa' bath with hand held shower attachment and mixer tap. Recessed ceiling spotlights. Extractor fan. UPVC double glazed window. Concealed cistern WC. Large wash hand basin with mixer tap and cupboards beneath. Tiled floor. UPVC double glazed window. Part tiled walls. Radiator.



BEDROOM TWO (11'6 x 13'1)

Impeccably appointed with ceiling light point. Built in wardrobe.

BEDROOM THREE (12'6 x 10'10)

Ceiling light point. Ceiling coving. Radiator. UPVC double glazed window.

BEDROOM FOUR (8'6 x 8'10)

Ceiling light point. Ceiling coving. UPVC double glazed window. Radiator. Range of quality fitted wardrobes.

BEDROOM FIVE (8'10 x 8'2)

Ceiling light point. Ceiling coving. Radiator. UPVC double glazed window.



(BEDROOM TWO)

EXTERIOR

Nestled in a highly inviting exclusive enclave of similar distinguished homes, the fine executive style property certainly has much kerb appeal. Lawned frontage with elegant planting including low box hedging. An extensive driveway provides ample off road parking. Side gate leading to the rear garden. The rear garden is a beautiful haven created by the present owners. Predominantly laid to lawn, there are wonderful richly planted borders. Paved patio/entertaining areas. The larger features a low box hedge. Various specimen plants and trees. Timber summerhouse providing a charming spot to relax and admire the garden.

DOUBLE GARAGE (16'9 x 17'5)

Two electric roller doors to front. Power and light.

EPC RATING: C

COUNCIL TAX BAND: F

SERVICES

All mains water, gas, electricity & drainage are connected (subject to statutory undertakers costs & conditions). Gas central heating. NOTE: No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.

TENURE

Presumed Freehold with vacant possession upon completion (Subject to Contract).

VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410 E-mail: nantwichsales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

SALES PARTICULARS & PLAN/S

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

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ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice! ** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further ** For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.





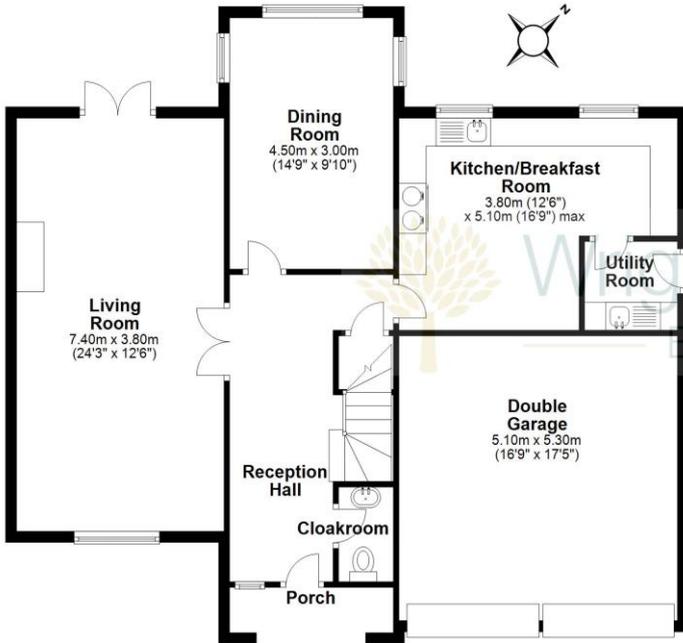






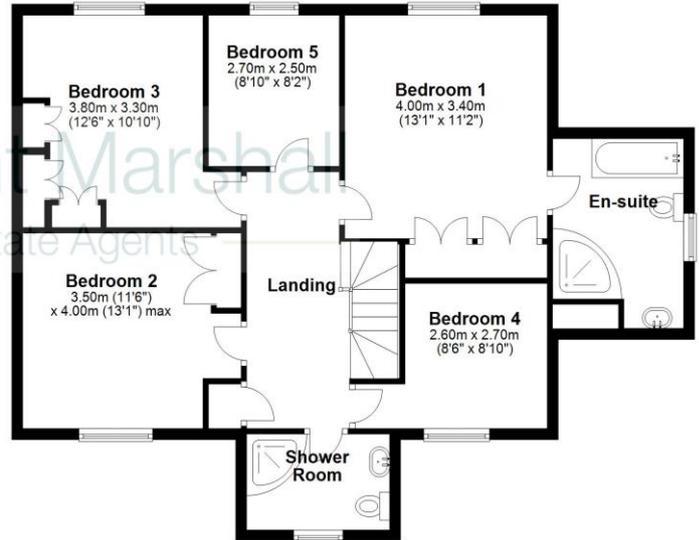
Ground Floor

Approx. 109.7 sq. metres (1181.0 sq. feet)



First Floor

Approx. 83.6 sq. metres (899.8 sq. feet)



Total area: approx. 193.3 sq. metres (2080.8 sq. feet)
20 Kensington Drive

Tel : 01270 625410

Wright Marshall

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